

Minutes
Walkersville Planning Commission Meeting
April 27, 2021

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Dick Brady, Ray Santullo, Mike Kuster, Tom Gilbert, Michelle Doster, and Russ Winch present. Also present was Town Planner Susan Hauver and Town Commissioner Mary Ann Brodie-Ennis. The meeting was also live-streamed on the Town's Facebook page.

1. Minutes

Member Gilbert made a motion, seconded by Member Kuster, to approve the minutes of the March 23, 2021 meeting. The motion passed on a vote of 6-0-1 (Doster abstained).

2. Dollar General Site Plan

Planner Hauver noted that the applicant had revised the site plan in accordance with the conditions of approval. A few items to be noted on the plans needed to be clarified.

The consensus of the Commission members was to restrict deliveries to the Dollar General store to the hours between 9 a.m. to 4 p.m. This will avoid the peak traffic hours as well as hours after dark when headlights might shine into the windows of the adjacent apartment building.

Member Winch made a motion, seconded by Member Kuster to restrict the construction to the hours between 7:30 a.m. and 6 p.m. on weekdays and 9 a.m. to 5 p.m. on weekends. The motion passed on a vote of 6-1 (Ms. Doster voted in opposition as she was in favor of being less restrictive).

3. Dollar General Site Improvement Plans

Planner Hauver reviewed the staff and Town Engineer comments and noted that the applicant had not had a chance to respond to all of them yet.

Mr. Rick Curry of B&R Designs and Mr. Ben Syput of PVT spoke on behalf of the applicant. They reviewed the Town Engineer's comments and noted that the Frederick County Development Review office was close to signing off on the stormwater management plans. He explained that they will have to lower the sewer connection to the site which will require cutting through the sidewalk at the corner of MD 194 and Sandstone Drive. The work will have to be done very carefully since gas lines, telephone lines and the sewer line are all in close proximity at that point. He anticipates that the sidewalk would be closed to pedestrians about three days during construction.

With regard to the parking spaces and truck turnaround on Lot 2, which must be constructed before the Dollar General opens, Mr. Curry suggested that a simple plan could be drawn up that would not require stormwater management approval since the disturbed area would be less than 5,000 square feet in size.

Chairman Ennis shared his comments, including: 1) show water tight joints on the plan profiles, in addition to indicating them in the notes; 2) Add detail of parking lot spill gutter; 3) Detail 1-C5, use note regarding handicap parking for striping too; 4) Include a copy of the sign details in the plan set; and 5) correct the note on page C-11 which refers to the City of Frederick. Mr. Ennis said that his comments are minor and staff can review the revised plan to ensure compliance.

Member Winch made a motion, seconded by Member Gilbert to approve the site improvement plans, subject to all outstanding comments being addressed to the satisfaction of staff. The motion passed on a vote of 7-0.

4. Comprehensive Plan discussion

Planner Hauver noted that she had received correspondence from Mr. Jim Delaplaine, owner of Delaplaine/Glade Valley Farms, who is exploring development of their property, located between the Town's southern boundary and MD Route 26.

Mr. Delaplaine introduced himself and his son Kyle who was with him. He is interested in a mix of commercial and residential development and would set aside areas for parks and open space. His parcels are currently designated Agricultural Buffer on the Comprehensive Plan. Mr. Delaplaine suggested that he could approach Frederick County for development approval.

Chairman Ennis asked Commission members if they felt the Commission should continue a discussion of the property at a future meeting. He said he did not know where the discussion would lead.

The consensus of the Commission was to continue the discussion, noting that it might be preferable for the Town to control what happens on the property rather than Frederick County.

5. Announcements

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver